



September 21, 2006

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairman Sprague**  
**Invocation ..... Dean Thompson**  
**Pledge of Allegiance ..... Tony Atkins**  
**Quorum ..... Chairman Sprague**  
**Approval of Minutes for September 7, 2006 ..... Chairman Sprague**  
**Commissioner Atkins moved to approve the minutes of September 7, 2006. Commissioner Thompson seconded. Motion carried 5 – 0.**  
**Reading of the Agenda ..... Director Browning**  
**Approval of the Agenda ..... Chairman Sprague**  
**Commissioner Hall moved to approve the Agenda as presented. Commissioner Atkins seconded. Motion carried 5 – 0.**

### Old Business

**Preliminary Plat ..... Staff**  
**1. Mitchell Park IV, Mitchell Lane off of Riverwood Parkway, Zoned PUD, 24 lots, 6.47 acres, Commission District 3.**  
**Commissioner McGuire made the motion to approve the preliminary plat for Mitchell Park IV and to include all departmental conditions. Commissioner Thompson seconded. Motion carried 5 – 0.**

**Rezoning ..... Staff**  
**2. RZ 06-09-03, Rezone a portion of Tax Map 056 Parcel 002, ±11.6 acres located at 6143 Ridge Road from R-4 to S-1. Commission District 3.**  
**Commissioner Thompson made the motion to approve RZ06-09-03 and to include departmental comments and conditions and close the public hearing. Chairman Sprague seconded. Motion carried 5 – 0. [Public hearing had been closed on September 7, 2006]**  
**3. RZ 06-09-04, Rezone Tax Map 082A Parcels 105, 105A, and 106, ±1.5 acres located at 3625, 3627, and 3631 Phillips Drive from R-3 to S-1. Commission District 2.**  
**Commissioner Hall made the motion to table RZ06-09-04 until the October 5, 2006 planning commission meeting and leave open the public hearing. Commissioner Atkins seconded. Motion carried 5 – 0.**

### New Business

**Final Plat ..... Staff**  
**Preliminary Plat ..... Staff**  
**4. Baldwin Place, Columbia Road, Zoned R-2 (RCO), 106 lots, 47.18 acres, Commission District 3.**



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**Commissioner McGuire made the motion to approve the preliminary plat for Baldwin Place and to include all departmental conditions. Commissioner Thompson seconded. Motion carried 5 – 0.**

### **Rezoning.....Staff**

- 5. RZ 06-09-06**, Rezone Tax Map 073 Parcels 012, 012A, and 012B, 22.31 acres located at 213 Foxdale Drive and property located on Byrd Road from R-2 & R-1 to R-2 RCO. *Commission District 3.*

**Commissioner Thompson made the motion to table RZ06-09-06 until the October 5, 2006 planning commission meeting and leave open the public hearing. Commissioner Atkins seconded. Motion carried 5 – 0.**

- 6. RZ 06-09-07**, Rezone Tax Map 073 Parcel 036A, 1.50 acres located at 326 North Belair Road from R-2 to P-1. *Commission District 3.*

**Commissioner McGuire made the motion to approve RZ06-09-07 and to include departmental comments and conditions and to close the public hearing. Commissioner Atkins seconded. Motion carried 5 – 0.**

- 7. RZ 06-09-08**, Rezone Tax Map 082A Parcel 075G, .32 acre located at 425 Vaughn Road from R-3 to P-1. *Commission District 1.*

**Commissioner Hall made the motion to table RZ06-09-08 until the October 5, 2006 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 – 0.**

**[At the end of the meeting, it was pointed out that the applicant requested to table this rezoning application for two meetings. Commissioner McGuire made the motion to rescind the previous motion and to table RZ06-09-08 until the October 19, 2006 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 – 0.]**

- 8. RZ 06-09-09**, Rezone Tax Map 061 Parcel 081B, 39.51 acres located on Columbia Road from R-A to PUD. *Commission District 3.*

**Commissioner Thompson made the motion to approve RZ06-09-09 and to include departmental comments and conditions and close the public hearing. Commissioner Atkins seconded. Motion carried 5 – 0.**

**Variance.....Staff**

**Staff Comments .....Staff**

**Public Comments.....Chairman Sprague**

**Adjourn .....Chairman Sprague**

**Meeting Adjourned at 7:35 p.m.**



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## COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: September/October 2006

Board/Commission	Date	Time	Location
Planning Commission	September 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	September 25, 2006 September 28, 2006	3:30 PM 9:00 AM	Evans Government Center Auditorium
Board of Commissioners	October 3, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commissioners	October 5, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 17, 2006	6:30 PM	Appling Courthouse, Appling, GA
Planning Commission	October 19, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, October 3, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, September 29, 2006 to place their name on the agenda for presentation.